



Zoning Committee

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**REQUEST**

Current Zoning: R-22MF (multi-family residential)  
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

**LOCATION**

Approximately 2.75 acres located east of Baltimore Avenue,  
south of Remount Road and north of Benjamin Street.  
(Council District 3 - Watlington)

**PETITIONER**

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *New Bern Transit Station Area Plan* based on the information from the staff analysis and the public hearing and because:

- The *New Bern Transit Station Area Plan* recommends institutional uses.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The project site is along Baltimore Avenue, which is primarily residential in character.
- The proposed residential use is compatible with the surrounding uses.
- A 20-unit townhouse community is proposed on the opposite side of Baltimore Avenue via petition 2020-018.
- The proposed site plan will enhance the connectivity and walkability of the emerging mixed-use neighborhood.
- The parcels surrounding this site are being redeveloped from former industrial and vacant sites into a mixed-use area with office, residential and retail uses.
- The development commits to community space for local non-profit organizations.
- The development commits to streetscape improvements, on street parking, a pedestrian refuge island, and a new ADA compliant bus waiting pad.

The approval of this petition will revise the adopted future land use as specified by the *New Bern Transit Station Area Plan* from institutional to residential greater than 22 dwelling units per acre.

Motion/Second: Barbee / Blumenthal  
Yeas: Barbee, Blumenthal, Kelly, McMillian, Nwasike,  
Samuel, and Welton  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. There was no discussion of this petition.

**PLANNER**

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